



Legislation Text

File #: 16-1915, **Version:** 3

Ordinance - Public Hearing Continuation and Third and Final Reading on an Ordinance Approving a Zoning Change from PD, Planned Development District, C-2, Community Business District, and PR, Pre-Development District to PD for Shopping Center, General Retail, General Service and Office Type Uses, Sports Facilities, and Multi-Family Residential Uses on Approximately 86 Acres, Generally Located East of Hwy 287, West of Carlin Road, North of E. Broad Street and South of McKnight Park East; Shops at Broad, LLC (ZC#16-008)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on July 5, 2016 and voted 4 - 2 to recommend approval without the proposed multi-family residential uses. Commissioner Horn and Polozola voted nay and Commissioner Knight was absent.

First Reading

The applicant intends to modify the existing PD for slight modifications to the C-2 architectural design standards and add other subject uses. The P&Z has requested that the following staff comments be provided to the City Council:

Planning Staff Comments

1. Per C-2 standards, all parking lot, vehicular use and maneuvering areas that are not screened by on-site buildings shall be screened from view of public streets. The screening shall be a minimum height of three feet at maturity, (in case of plants) above the grade of the parking lot, vehicle use and/or maneuvering areas.
2. For the northern and eastern property lines adjacent to the multi-family residential uses, a double row of trees with one row deciduous and one row evergreen is required at an interval of one tree every 50 feet. In addition, screening shrubs should be six feet on center and 5' to 6' tall at the time of planting.
3. In order to visually screen the loading docks and service area behind retail, enhanced landscaping should be provided with tall evergreen shrubs.
4. Landscaping should be used to enhance the front façade of buildings and provide a barrier between the drive isles and pedestrian walkways, similar to Kohl's Department Store.
5. Since not all buildings are provided in the original Planned Development zoning change application, a note should be added to Exhibit B stating: "All subsequent building elevations or landscaping not provided with the original Planned Development application will require detailed site plan approval by the City Council and compliance with the development or construction standards of the PD as demonstrated by the site plan and building elevations submitted with the original PD application."

Engineering and Transportation Staff Comments

6. The north/south drive aisles connecting to Fieldhouse Drive must align with the drive aisles serving Fieldhouse USA on the north side of Fieldhouse Drive.

7. Only one point of access to Fieldhouse Drive will be allowed for the pad sites near the northwest corner of the PD with sufficient distance from Hwy 287 to be determined.
8. The right-in design for the southern-most entrance on Hwy 287 will be evaluated during future design prior to final approval.
9. Based on two different traffic consultants' recommendations, the entrance intersection at Mitchell Rd should be designed as protected left-ins and right-out only. This configuration will result in the best and safest movement of all directions of traffic.
10. The dual left turns shown at Regency Drive may not be needed. The final configuration will be based upon the revised traffic impact analysis.
11. The 2nd point of access for the parking garage should be located on the east side of the garage and not at the sports facility parking lot.
12. The drive aisle for the east side garage access should be separated from the service area for the sports facility.

Fire Marshall Comments

13. Proposed fire apparatus access will be evaluated during future design prior to final approval. A minimum of two points of access to buildings must be provided. A fire lane stub at the northeast corner of the apartments may be required for future access to the adjacent property.

Third and Final Reading

After the last meeting, the developer submitted the proposed PD Standards shown in Exhibits D and F for our consideration. The mark-ups represent review comments from the Planning Dept staff. A summary of the key issues is as follows:

- Site plan approval - The apartments and parking garage will be the only buildings returning to the City Council for future detailed site plan approval; the developer does not want to seek future Council approval on the other buildings not currently shown in the proposed PD drawings and presentations.
- Roof plane articulation - The developer wants to not incorporate variations in the roof plane if the building facade already incorporates projections and recesses.
- Number of eating and drinking establishments with drive-through service - The developer agrees to have only two drive-thru services along 287, but wants to have drive-thru service for non-fast food uses along E Broad St; e.g. coffee shops.
- Roof-top equipment screening - In lieu of building parapet walls to at least level with the top of roof-top equipment, the developer wants to submit future line-of-sight drawings to demonstrate screening.
- Signage - The developer wants to allow signs on awnings in addition to wall signs; current sign regulations will allow only one or the other.
- Stacking lane - The developer wants to be exempt from the minimum requirement on vehicle queueing spaces in the stacking lane.

Other staff review comments on items (not mentioned above) pertaining to outside display, transformer location, ground equipment and trash container screening, alcohol sale are in accordance with the City's requirements on commercial development.

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